

DDA 83-4224/2

1 September 1983

REGISTRY

45-2

MEMORANDUM FOR THE RECORD

SUBJECT:

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1. This morning I toured the subject building accompanied by Dan King, Director of Logistics; Chief, Domestic Networks Division, OC; and Chief, Real Estate Branch, RECD/OL. The building is currently occupied by DIA and has no planned occupancy after DIA moves out in early 1984. Unless plans are changed, the building will be razed in 1988-89.

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2. It is our opinion that there are significant advantages to acquiring this building to solve our space problems until the new Headquarters Building is available for occupancy. The following are the advantages and disadvantages:

a. Advantages

(1) Available space is approximately 166,000 square feet usable space. We need 134,000 square feet to house the FY 1984 personnel increases and additional machine space.

(2) Lease cost including utilities, operations and maintenance, and parking is \$5 per square foot. No long-term lease would be required.

(3) Parking is available for each occupant at no cost to the occupant.

(4) The building is surrounded by a seven-foot security fence and security guard posts are installed within the building.

(5) There is 20,000 square feet of raised-floor computer space with air handling and uninterrupted power source.

(6) A communications center is available and the communications switching equipment will be left intact. However, we may be required to trade some equipment to DIA for that equipment left in place.

(7) A grid system is installed and will be left in place for terminals and secure phones.

(8) GSA is not involved!

(9) Some furniture and safes will be left in place if we desire.

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(10) DOD will provide maintenance support at the level we specify which could raise the cost per square foot to \$6 or \$7.

(11) Eating facilities are available in several places on the post.

(12) The building has been freshly painted inside.

(13) The driving time from Headquarters is 5 minutes longer than from the Ames/Key Buildings [redacted]

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(14) The scheduled move of DIA from this building is compatible with the installation of [redacted] and the new message handling switch. Also, the [redacted] contractor is just down the road. STAT

(15) There is considerable storage space.

(16) I believe our occupying this building would be politically acceptable because of the above advantages.

b. Disadvantages

(1) The building is old and its appearance inside is not ideal.

(2) Some carpets will need replacing.

3. Summary

I believe that we can save millions of dollars by leasing this building (\$5/square foot with O&M and utilities) instead of leasing another building in the Tysons area. Buildings in the Tysons/123 corridor rent from \$14-17 per square foot plus utilities and significant costs in renovation and communications equipment (switches, grids, terminal lines, etc.). The timing is excellent for installing our Commo equipment from the upgrade. We would run the new equipment from this building until our new Headquarters Building became available.

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[redacted]
Harry E. Fitzwater
Deputy Director
for
Administration

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